



GUIDE PRICE
£500,000-£525,000
8 Merlin Gardens
Portchester, PO16 8HB

PROPERTY SUMMARY

NO FORWARD CHAIN Located within a quiet cul de sac, this stunning four bedroom detached family home is one not to miss out on. The property boasts on the ground floor a large sitting room, a dining room, a modern kitchen, a W.C and a sun room leading you out to the rear garden. Ascending the stairs to the first floor you will find four generous bedrooms, the master benefitting from an ensuite shower room and built in wardrobes, included in bedroom 2 as well. Other benefits include an integral garage with power and lighting, gas central heating and double glazing throughout. The south facing rear garden is laid to lawn with patio outdoor seating areas along with side access to the front of the property. Internal viewing strongly recommended to appreciate what this family home has to offer. Please call our Portchester Office to book in a viewing.





FRONT Off road parking, up and over door to garage, side access to rear garden.

HALLWAY

WC

LOUNGE 20' 0" x 10' 09" (6.1m x 3.28m)

DINING ROOM 11' 1" x 10' 09" (3.38m x 3.28m)

KITCHEN 15' 08" x 9' 06" (4.78m x 2.9m)

SUN ROOM 10' 05" x 8' 10" (3.18m x 2.69m)

LANDING

BEDROOM ONE 16' 0" x 10' 5" (4.88m x 3.18m)

ENSUITE

BEDROOM TWO 16' 08" x 8' 10" (5.08m x 2.69m)

BEDROOM THREE 11' 1" x 10' 09" (3.38m x 3.28m)

BEDROOM FOUR 10' 02" x 8' 06" (3.1m x 2.59m)

SHOWER ROOM

REAR GARDEN





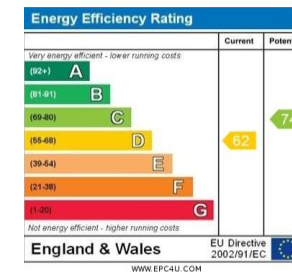
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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